



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

September 11, 2003

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PRESENT: Commissioners Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioners Alcorn, Koch

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

In remembrance of the September 11, 2001 terrorist attacks on the United States, Chairman Murphy called for a moment of silence after which the Pledge of Allegiance was recited.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ 1999-PR-035, BBV BUILDING COMPANIES, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 18, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Koch absent from the meeting.

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Commissioner Harsel reminded the Commission that the Housing Committee would meet with representatives of the Redevelopment and Housing Authority on Wednesday, September 17, 2003, at 7:30 p.m. in the Board Conference Room.

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Commissioner Smyth announced that the Personnel and Budget Committee would meet on Thursday, September 18, 2003 at 7:30 p.m. in the Board conference area.

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Commissioner Harsel noted that an Environment/Transportation Committee meeting would be held on Thursday, September 18, 2003 at 7:30 p.m. in the Board Conference Room.

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ARCHITECTURAL ELEVATIONS - SUMMIT FAIRFAX CORNER (#7656-SP-15)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE SUBMISSION OF THE SUMMIT FAIRFAX CORNER BUILDING ELEVATIONS AS SUBMITTED BY MS. STROBEL SEPTEMBER 10, 2003.

Commissioners Byers and Hall seconded the motion which carried by a vote of 9-0-1, with Commissioner DuBois abstaining; Commissioners Alcorn and Koch absent from the meeting.

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2004-2006 AREA PLANS REVIEW PROPOSED SCHEDULE AND PUBLIC OUTREACH PROGRAM

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AREA PLANS REVIEW SCHEDULE AND PUBLIC OUTREACH PROGRAM FOR 2004-2006

Commissioners Kelso and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn and Koch absent from the meeting.

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RZ 2002-PR-036 - RALPH W. AND NANCY T. SHIRLEY
(Decision Only - Public Hearing held on July 30, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2002-PR-036, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 10, 2003.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE PUBLIC FACILITIES MANUAL TO PERMIT A CUL-DE-SAC WITH A REDUCED RADIUS OF 40 FEET.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE SIDEWALK AND TRAIL REQUIREMENT FOR THIS SITE.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Koch absent from the meeting.

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ZONING ORDINANCE AMENDMENT (TELECOMMUNICATIONS)S03-CW-1CPOUT-OF TURN PLAN AMENDMENT

(Decision Only - Public Hearing held on June 18, 2003)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF COMPREHENSIVE PLAN ITEM S03-CW-1CP, AS AMENDED AND PRESENTED ON AUGUST 28, 2003.

Commissioners Kelso and de la Fe seconded the motion.

Commissioner Byers MOVED THAT THE MOTION BE AMENDED TO STATE THAT TELECOMMUNICATIONS FACILITIES SHOULD NOT INTERFERE WITH PUBLIC USES AND THAT BUILDING ROOFTOP ANTENNAS SHOULD BE FLUSH MOUNTED TO SURFACE WALLS, SCREENED, OR PLACED SO THEY WOULD NOT BE VISIBLE TO THE SURROUNDING AREA.

Commissioners Murphy and de la Fe accepted these amendments and the amended motion carried by a vote of 9-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn and Koch absent from the meeting.

The amended motion carried by a vote of 9-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn and Koch absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT DEALING WITH TELECOMMUNICATIONS DATED SEPTEMBER 11, 2003.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn and Koch absent from the meeting.

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PCA 79-C-148/FDPA 79-C-148 - KEYSTONE LLC (Providence)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 79-C-148, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 10, 2003.

Commissioners Kelso and Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 79-C-148, SUBJECT TO THE APPROVAL OF PCA 79-C-148, AND SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

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SE 2003-HM-010 - JACQUES J. MOORE

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2003-HM-010, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED AUGUST 29, 2003 AND AMENDED TONIGHT, TO DELETE THE WORD "NEW" IN CONDITION NUMBER 16, SO THAT IT READS: "ALL OUTDOOR LIGHTING FIXTURES WILL MEET THE CURRENT STANDARDS."

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT PARAGRAPH 3 OF SECTION 9-518 BE WAIVED TO PERMIT AN EXISTING PARKING SPACE TO BE LOCATED EIGHT FEET, LEESBURG PIKE SERVICE DRIVE, FROM THE FRONT LOT LINE.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SIX-FOOT WIDE TRAIL REQUIREMENT ALONG LEESBURG PIKE BE WAIVED IN FAVOR OF THE EXISTING FOUR-FOOT WIDE SIDEWALK.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRAIL REQUIREMENT ALONG ASHGROVE LANE BE MODIFIED TO PERMIT AN ESCROW OF FUNDS IN LIEU OF CONSTRUCTION OF A WALKWAY AS NOTED IN THE PROPOSED DEVELOPMENT CONDITIONS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF THE REQUEST TO WAIVE THE OUTDOOR LIGHTING LEVELS PER PARAGRAPH 2 OF SECTION 14-903 TO PERMIT AN OUTDOOR LIGHTING LEVEL OF 50-FOOT CANDLES IN THE DISPLAY AREAS INSTEAD OF 30-FOOT CANDLES.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

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RZ 2003-DR-019 - TRUSTEES OF CHURCH FRIENDS MEETING OF LANGLEY HILL

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT RZ 2003-DR-019 BE APPROVED, SUBJECT TO THE PROFFERS DATED JULY 24, 2003.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED ALONG THE EASTERN AND SOUTHERN BOUNDARIES AND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG THE EASTERN AND SOUTHERN BOUNDARIES IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN, SPECIAL PERMIT PLAT, AND REFERENCED IN THE PROFFERS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRAIL REQUIREMENT ALONG ROUTE 193 BE MODIFIED TO ALLOW THE EXISTING SIX-FOOT TRAIL TO MEET THE TRAILS REQUIREMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Koch absent from the meeting.

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RZ 2003-PR-016 - ERNEST A. AND EILEEN M. DEMARCO, TRUSTEES

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION URGE THE BOARD OF SUPERVISORS TO APPROVE RZ 2003-PR-016, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX 1.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Alcorn and Koch absent from the meeting.

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The meeting was adjourned at 10:04 p.m.
Peter F. Murphy, Jr., Chairman